

Mountain Valley Pipeline, LLC

v.

Easements to Construct, etc., et al.

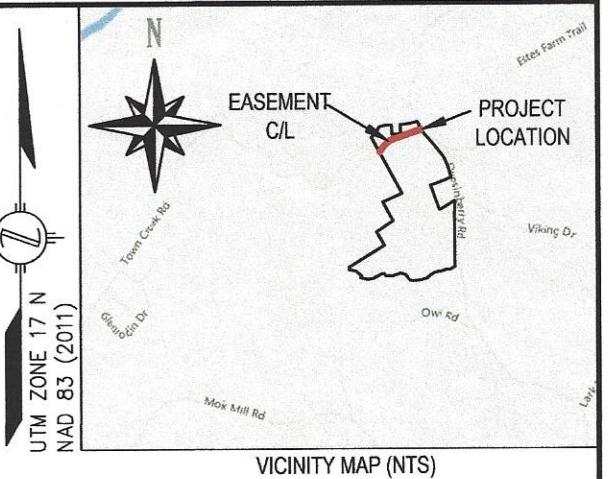
Exhibit 54 to Complaint

Map of MVP Parcel No. NC-RO-033.000

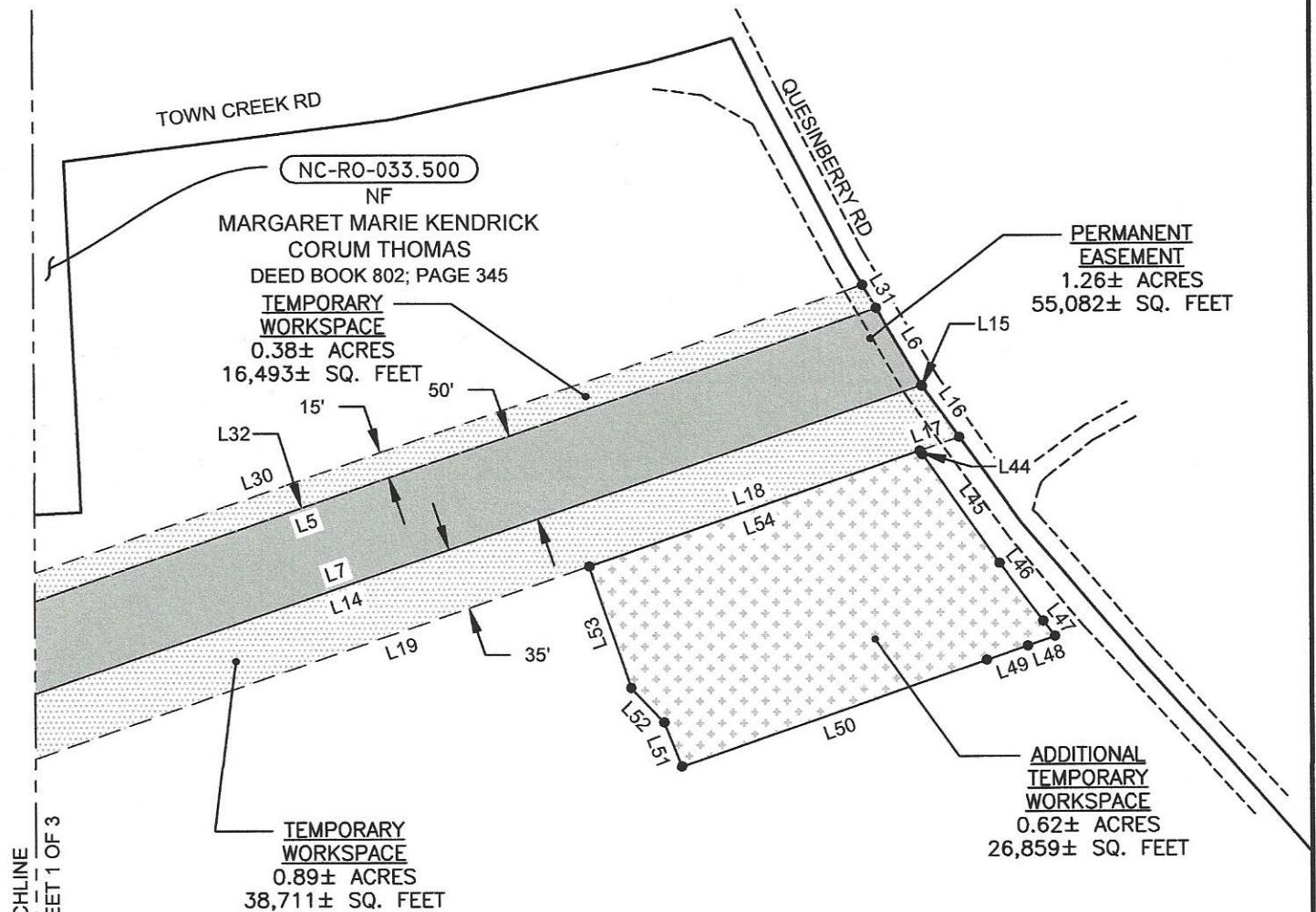
EXHIBIT A

NOTES

1. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GRID DISTANCES, A PROJECT SCALE FACTOR (PSF) OF 0.99979557 WAS ESTABLISHED FOR THIS PROJECT. TO OBTAIN GROUND DISTANCE, DIVIDE THE DISTANCE SHOWN BY THE PSF.
 2. AREAS DETERMINED BY COORDINATE METHOD.
 3. AREAS SHOWN ARE SUBJECT TO EASEMENT OF RECORD.
 4. RECORD REFERENCES: DEED BOOK 1503, PAGE 1524.
 5. PARCEL ID: 165902
 6. PROPERTY LINES SHOWN ARE BASED ON EXISTING DEEDS, PLATS AND VISIBLE MONUMENTATION DISCOVERED ALONG PROJECT AREA.
 7. THIS SURVEY IS REFERENCED TO THE UTM ZONE 17 N NAD 83 (2011).
 8. ALL CORNERS ARE AS NOTED.
 9. THIS PLAT IS FOR EASEMENT ACQUISITION PURPOSES ONLY AND IS NOT TO BE CONSIDERED A BOUNDARY SURVEY OF THE PARENT TRACT.
 10. TEMPORARY EASEMENT TO BE ACQUIRED.



VICINITY MAP (NTS)



MATCHLINE
SEE SHEET 1 OF 3

NC-RO-033.000

DEED BOOK 1503,1327 PAGE 1524,998
PARCEL ID. NO. 165902

LEGEND

- NGS MONUMENT
EXISTING IRON PIPE OR PIN
IRON PIN SET
COMPUTED POINT
LINE NOT TO SCALE

PERMANENT ACCESS ROAD
TEMPORARY ACCESS ROAD
PERMANENT EASEMENT
TEMPORARY WORKSPACE
ADDITIONAL TEMPORARY WORKSPACE (A.T.W.S.)
POSSIBLE TEMPORARY WORKSPACE

NORTH CAROLINA
PROFESSIONAL
LAND SURVEYOR
SEAL
3674
THOMAS WARNER KIMMELL
91
LAND OWNER INITIALS:

SEE SHEET 1 FOR THE LAND SURVEYOR'S CERTIFICATION

SEE SHEET 3 OF 3 FOR LINE TABLES

| EASEMENT SURVEY FOR MVP SOUTHGATE TOWNSHIP OF LEAKSVILLE ROCKINGHAM COUNTY, NORTH CAROLINA | | | | |
|---|-----------|----------|---------------------------|---------------|
|  <p>PIPELINE EASEMENT IN PROPERTY OF JAMES ARTHUR QUESINBERRY, LIFE ESTATE AND DONALD WAYNE QUESINBERRY, REMAINDERMAN NC-RO-033.000 DEED BOOK 1503,1327 PAGE 1524,998</p> | | | | |
| Drawn By: | Chk'd By: | Appd By: | IRG Proj. No.: | Scale: |
| | LAT | | 300423 | 1"=100' |
| Drawn Date: | | | Sheet: | MVP Proj. No. |
| 1/22/18 | | DD | 2 OF 3 | |
| 100 | 50 | 0 | 100 | |
| GRAPHIC SCALE IN FEET | | | | |
| REVISIONS | | | | |
| 1 | 2/2/19 | DJB | UPDATED OWNER INFORMATION | DD |
| 2 | 8/19/20 | CP | GENERAL REVISIONS | DD |
| No. | Date | Rev By | Description | Checked |

EXHIBIT A

| PERMANENT EASEMENT | | |
|--------------------|-------------|----------|
| LINE TABLE | | |
| LINE | BEARING | DISTANCE |
| L1 | N28°32'39"W | 55.40' |
| L2 | N35°57'10"E | 118.70' |
| L3 | N44°50'40"E | 190.49' |
| L4 | N64°31'42"E | 95.91' |
| L5 | N71°02'17"E | 694.93' |
| L6 | S30°27'12"E | 51.02' |
| L7 | S71°02'17"W | 702.25' |
| L8 | S64°31'42"W | 84.39' |
| L9 | S44°50'40"W | 177.93' |
| L10 | S35°57'10"W | 138.67' |

| TEMPORARY WORKSPACE | | |
|---------------------|-------------|----------|
| LINE TABLE | | |
| LINE | BEARING | DISTANCE |
| L11 | N35°57'10"E | 138.67' |
| L12 | N44°50'40"E | 177.93' |
| L13 | N64°31'42"E | 84.39' |
| L14 | N71°02'17"E | 702.25' |
| L15 | S30°27'12"E | 0.58' |
| L16 | S35°44'39"E | 35.97' |
| L17 | S71°02'17"W | 23.84' |
| L18 | S71°02'17"W | 200.00' |
| L19 | S71°02'18"W | 486.93' |
| L20 | S64°31'41"W | 10.28' |
| L21 | S64°31'43"W | 66.05' |
| L22 | S44°50'40"W | 169.14' |
| L23 | S35°57'12"W | 22.72' |
| L24 | S35°57'09"W | 129.92' |
| L25 | N28°32'39"W | 38.78' |
| L26 | N28°32'39"W | 16.62' |
| L27 | N35°57'10"E | 112.71' |
| L28 | N44°50'41"E | 194.26' |
| L29 | N64°31'42"E | 99.37' |
| L30 | N71°02'17"E | 692.74' |
| L31 | S30°27'12"E | 15.31' |
| L32 | S71°02'17"W | 694.93' |
| L33 | S64°31'42"W | 95.91' |
| L34 | S44°50'40"W | 190.49' |
| L35 | S35°57'10"W | 118.70' |

| ADDITIONAL TEMPORARY WORKSPACE | | |
|--------------------------------|-------------|----------|
| LINE TABLE | | |
| LINE | BEARING | DISTANCE |
| L36 | N35°57'12"E | 22.72' |
| L37 | N44°50'40"E | 169.14' |
| L38 | N64°31'43"E | 66.05' |
| L39 | S25°28'18"E | 100.00' |
| L40 | S64°31'42"W | 48.70' |
| L41 | S44°50'41"W | 144.01' |
| L42 | S35°57'09"W | 14.95' |
| L43 | N54°02'50"W | 100.00' |
| L44 | S35°11'22"E | 2.68' |
| L45 | S35°11'42"E | 75.75' |
| L46 | S37°15'55"E | 41.36' |
| L47 | S37°15'52"E | 10.99' |
| L48 | S71°02'16"W | 16.44' |
| L49 | S71°02'20"W | 25.00' |
| L50 | S71°02'18"W | 184.24' |
| L51 | N21°49'44"W | 27.14' |
| L52 | N43°47'19"W | 26.99' |
| L53 | N18°57'43"W | 73.40' |
| L54 | N71°02'17"E | 200.00' |

SEE SHEET 1-2 OF 3 FOR GRAPHICS AND LABELS

EASEMENT SURVEY
FOR MVP SOUTHGATE
TOWNSHIP OF LEAKSVILLE
ROCKINGHAM COUNTY, NORTH CAROLINA



Pipeline Easement in Property of
JAMES ARTHUR QUESINBERRY, LIFE ESTATE AND
DONALD WAYNE QUESINBERRY, REMAINDERMAN
NC-RO-033.000
DEED BOOK 1503,1327 PAGE 1524,998

NC-RO-033.000

| | | | | |
|-----------|-----------|----------|----------------|--------|
| Drawn By: | Chk'd By: | Appd By: | IRC Proj. No.: | Scale: |
| LAT | | | 300423 | NTS |

| | | | |
|-------------|-----|--------|---------------|
| Drawn Date: | DD | Sheet: | MVP Proj. No. |
| 1/22/18 | TWK | 3 OF 3 | |

REVISIONS

| | | | | |
|---|---------|-----|---------------------------|----|
| 1 | 2/2/19 | DJB | UPDATED OWNER INFORMATION | DD |
| 2 | 8/19/20 | CP | GENERAL REVISIONS | DD |

| | | | | |
|-----|------|--------|-------------|---------|
| No. | Date | Rev By | Description | Checked |
|-----|------|--------|-------------|---------|

SEE SHEET 1 FOR THE LAND SURVEYOR'S CERTIFICATION.